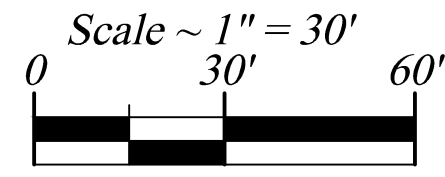
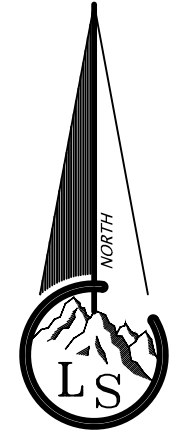


# BERG SUBDIVISION

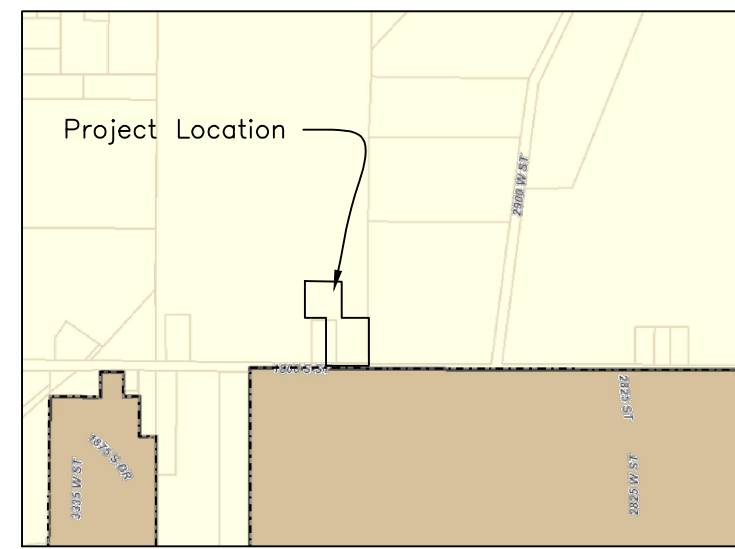
PART OF THE SW 1/4 OF SECTION 22 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - FEBRUARY 2018



### Legend

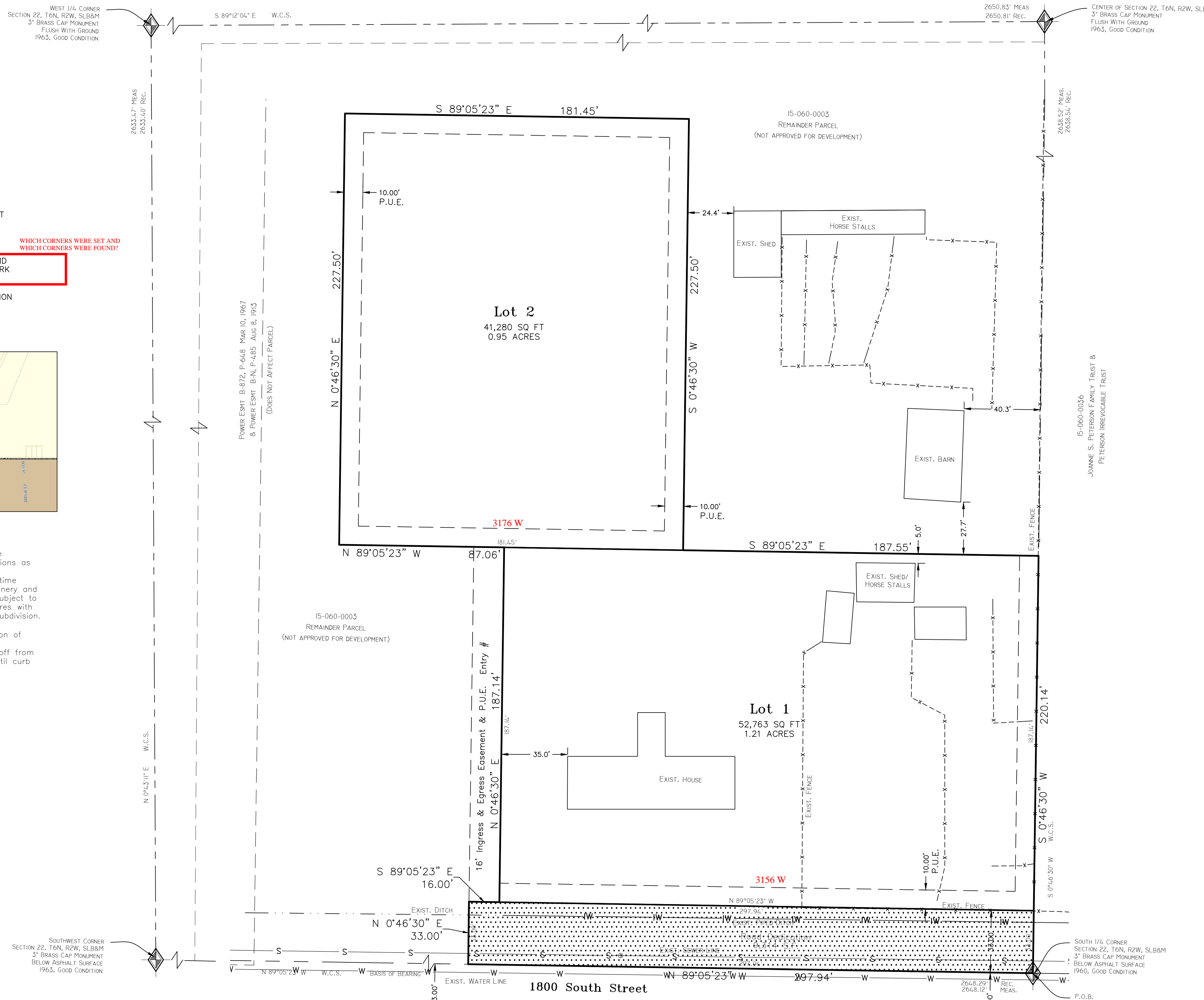
- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ▨ ROAD/STREET DEDICATION

### Vicinity Map



### NOTE:

- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.



**OWNER'S DEDICATION**  
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract BERG SUBDIVISION:  
We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the governing entity.  
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.  
We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

**Trust Acknowledgement**  
IN WITNESS WHEREOF, said BRENT AND RENEE WAGSTAFF FAMILY TRUST, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brent William Wagstaff )  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
ReNee Wagstaff )  
On the date first above written personally appeared before me the above named signers, residing at [ addresses ], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.  
WITNESS my hand and official stamp the date in this certificate first above written:  
Notary Public ) Residing in: )  
My Commission Expires: )

**BOUNDARY DESCRIPTION**  
A part of the Southwest Quarter of Section 22, Township 6 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey.  
Beginning at the South Quarter Corner of said Section 22; and running thence North 89°05'23" West along the Section line 297.94 feet; thence North 0°46'30" East 33.00 feet; thence South 89°05'23" East 16.00 feet; thence North 0°46'30" East 187.14 feet; thence North 89°05'23" West 87.06 feet; thence North 0°46'30" East 227.50 feet; thence South 89°05'23" East 181.45 feet; thence South 0°46'30" West 227.50 feet; thence South 89°05'23" East 187.55 feet to the West line of said Southwest Quarter Section; thence along said West line South 0°46'30" West 220.14 feet to the point of beginning.  
Contains 103,875 s.f. or 2.38 Acres

COMBINING ALL LOTS AND ROAD DEDICATION SQUARE FEET THAT IS LABELED DIFFERS FROM SHOWN SQUARE FOOTAGE ABOVE

**NARRATIVE**  
The purpose of this survey is to create a two (2) lot subdivision from a larger parcel.  
Documents used or reviewed in this survey are, but not limited to, the following:  
Ownership records and Electronic Abstracts for the following Parcel no.'s; 15-060-0003, 15-060-0093, 15-060-0036.  
Deeds of record by Entry #'s 2676584 and 2676586 (current deed descriptions).  
Ownership Plats of Weber County Recorder by Book-Page; 15-060-2, 15-060-3.  
Recorded Subdivision Plat of Wagstaff Place Subdivision.  
Record of Survey #'s 4613 and 5120 in the Weber County Surveyors Office.  
The basis of bearing of bearing is State Plane Grid Bearing as shown.

**SURVEYOR'S CERTIFICATE**  
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, Weber County Planning Commission  
**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signature \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Chairman, Weber County Commission  
Attest:  
Title: Weber County Clerk

**WEBER COUNTY ENGINEER**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signature \_\_\_\_\_

**WEBER COUNTY SURVEYOR**  
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signature \_\_\_\_\_

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>		<p>Weber County Recorder</p>	
<p><b>DEVELOPER: Brent Wagstaff</b> Address: 3156 W. 1800 S. Ogden UT, 84401</p>		<p>1</p>		<p>Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 2016. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kits</p>	
<p>SW 1/4 of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>		<p>By Deputy: _____</p>	
<p>Revisions</p>		<p>DRAWN BY: ATB CHECKED BY: TDK DATE: FILE: 3668</p>			